



To enrich lives through effective and caring service

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, December 17, 2009, 2:00 p.m.

**Burton W. Chace Park Community Building
13650 Mindanao Way ~ Marina del Rey, CA 90292**

Design Control Board Members

Peter Phinney, AIA – Chair	- Fourth District
Simon Pastucha – Vice Chair	- Third District
Helena Jubany – Member	- First District
David Abelar – Member	- Second District
Tony Wong, P.E. – Member	- Fifth District

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**

2. **Approval of Minutes**
November 19, 2009

3. **Design Control Board Reviews**

A. Parcel 50 - Waterside Marina del Rey - DCB #09-018

Approval of the record of the DCB October 22, 2009 action conditionally approving signage for Affordable Portables, a new tenant, which was continued from the November 19, 2009 meeting

B. Parcel 95 - Marina West Center - DCB #09-017-B

Approval of the record of the DCB November 19, 2009 action approving permanent signage for Images Furniture Warehouse, a new tenant

C. Parcel 17 - Tahiti Marina - DCB #09-019

Approval of the record of the DCB November 19, 2009 action approving new dock gates

4. **Consent Agenda**

The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.

5. **Old Business**

A. 2010 DCB Meeting Schedule

Further consideration of the 2010 DCB Meeting Schedule

B. Parcels 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C

Further consideration of Waterfront Pedestrian Promenade

C. Parcels 10/FF - Neptune Marina - DCB #04-014-C

Further consideration of Waterfront Pedestrian Promenade



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

6. **New Business**

A. **Board Review Approval Process**

Discuss alternatives to the existing Board Review approval process

7. **Staff Reports**

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events

8. **Public Comment**

Public comment within the purview of this Board (three minute time limit per speaker)

9. **Adjournment**

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The material can also be accessed on our website at marinadelrey.lacounty.gov.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: <http://beaches.co.la.ca.us> or <http://labeaches.info>

DRAFT

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

November 19, 2009 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Peter Phinney, A.I.A., Vice-Chair, Fourth District
Tony Wong, P.E., Fifth District
David Abelar, Second District

Members Absent: Helena Lin Jubany, First District
Simon Pastucha, Third District

Department Staff Present: Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner
Teresa Young, Secretary
Dusty Crane, Chief, Community and Marketing Services Division

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Scott Struna, Images Furniture Warehouse
Jill Peterson, Images Furniture Warehouse
Issac Hakim, Tahiti Marina Property Manager
Michele Sae, Tahiti Marina Architect
Eli Tanko, Tahiti Marina Resident Manager
Samuel Kim, SQLA, Incorporated
David Thompson, Tahiti Marina Resident
Danny Kopels, Tahiti Marina Resident
Howard Minkin, Tahiti Marina Resident
John Terry, Tahiti Marina Resident
Greg Larsen, Tahiti Marina Resident
Gregory Konblett, Tahiti Marina Resident
Luis Russo, Tahiti Marina Resident

1. Call to Order, Action on absences and Pledge of Allegiance

Mr. Phinney called the meeting to order at 2:01 p.m. and Mr. Wong led the Pledge of Allegiance

Mr. Wong (Abelar) moved to excuse Ms. Jubany from the meeting {Unanimous consent}

2. Approval of the DCB minutes

Mr. Wong (Abelar) moved to approve October 22, 2009 minutes {Unanimous consent}

3. Design Control Board Reviews

A. Parcel 95 - Marina West Center - DCB #09-017

Approval of the record of the DCB October 22, 2009 action approving temporary signage for Images Furniture Warehouse, a new tenant

Mr. Wong (Abelar) moved to approve DCB Review #09-017 as submitted {Unanimous consent}

B. Parcel 50 - Waterside Marina del Rey - DCB #09-018

Approval of the record of the DCB October 22, 2009 action approving signage for Affordable Portables, a new tenant

Mr. Wong (Abelar) moved to continue Review DCB#09-018 as the condition of approval for submittal of a complete Variance application to Regional Planning had not been met {Unanimous consent}

Board Review Process – Board Comments (made out of Agenda order)

Mr. Phinney noted that the Board Review and approval process discussed during the October meeting would not take effect during this meeting and asked to continue the matter and agendize it for the December meeting when more DCB members might be present

4. Consent Agenda

None

5. Old Business

A. Parcel 95 - Waterside Marina del Rey - DCB #09-017-B (Taken out of Agenda order)

Further consideration of signage for Images Furniture Warehouse, a new tenant

Mr. Lopez gave the project overview

Public Comments

None

Board Comments

Mr. Phinney clarified that the proposed signs will not be illuminated

**Mr. Abelar (Wong) moved to approve as submitted Option D for DCB #09-017-B
{Unanimous consent}**

6. New Business (Taken out of Agenda order)

A. Parcel 7 - Tahiti Marina - DCB #09-019

Consideration of new dock gates

Mr. Lopez gave the project overview

Mr. Hakim added that the gates were proposed mainly due to complaints received from their boating community about unauthorized access and thefts

Public Comments

Mr. Russo, Tahiti Marina live-aboard, noted he would like to have security gates as e had had boating equipment stolen from his boat

Mr. Konblett stated his boat was recently burglarized and boats near his slip had recently been burglarized and vandalized

Ms. Janko, property manager at Tahiti Marina, said she receives many complaints about the lack of slip gates and would like to have this project approved

Mr. Thompson, a live-aboard tenant, has witnessed the entry of unauthorized individuals who have no purpose on the dockside and risk their own safety as they access without permission

Mr. Kopels, Tahiti Marina tenant and licensed captain and active boater, was concerned for the safety of the public and slip tenants during holiday events because of the lack of dock gates

Mr. Larsen stated that he had had his boating equipment vandalized in the past and has had to call the Sheriff on various occasions

Mr. Terry, slip tenant across the Fuel Dock, witnessed many individuals accessing the docks to view large boats passing by on a regular basis, but especially during holiday events

Mr. Darden said he would like the entry gates designed to deter crawl access

Mr. Minkin noted that the proposed gates would add safety and deter vandalism

Board Comments

Mr. Phinney asked Mr. Hakim about a clarification he wanted to make

Mr. Hakim noted that the proposed steel cables will not be painted in black and noted that access will be granted with key cards

Mr. Phinney asked for the number of informational signs at each entry point be reduced and integrated into the gate design as much as possible

Mr. Phinney suggested Applicant look to add a barrier to the gate handle from the landside and consider the size of the gate to deter people from climbing over the gate

Mr. Abelar asked about the distance between posts and about the sign package

Mr. Hakim noted that they will work on a full sign program for the proposed site renovation of Parcel 7, Tahiti Marina

Wong (Abelar) moved to approve the submittal DCB #09-019 with the condition that they submit to Regional Planning for a Coastal permit {Unanimous consent}

B. 2010 DCB Meeting Schedule

Consideration of 2010 DCB Meeting Schedule

Public Comments

None

Board Comments

Mr. Phinney stated he had schedule conflicts due to his new teaching schedule from January through June 2010 starting at 4 p.m. until 7 p.m. on Thursdays. He suggested changes to meeting dates to start at noon or to change meeting days to Wednesdays, based on the availability of staff, Board members and Chace Park Community Room openings

Mr. Abelar (Wong) moved to continue the DCB Calendar for 2010 until the December 17, 2009 meeting with staff recommendations about meeting room availability for Wednesday meeting times at Chace Park {Unanimous consent}

7. Staff Reports

The Temporary Permit and Ongoing Activities staff reports were received and filed

Ms. Miyamoto reported on Marina del Rey and Beach events

Mr. Phinney asked for information about the sponsors for the Boat Parade and commented on a possible coordination between Marina and neighboring beach community events. He suggested coordinating the Boat Parade with the Hermosa Beach Sand Snowman contest to allow the winner of the contest to participate in the Boat Parade

Ms. Crane stated that the Holiday Boat Parade was handled by the Holiday Boat Committee, a private organization. She provided details about the Boat Parade process and noted that she could provide outreach to coordinate with the Hermosa Beach Sand Snowman committee

8. Public Comments

None

Adjournment

Mr. Phinney stated he would like to adjourn the meeting in the memory of Doug Ring, a longtime developer in Marina del Rey, whose presence was certainly felt and was instrumental in the shaping of the Marina. He added that his absence would be heart-felt throughout the community

**Mr. Phinney (Wong) moved to adjourn the Design Control Board meeting at 3:05 p.m.
{Unanimous consent}**

Respectfully Submitted,

Teresa Young

Secretary for the Design Control Board



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December 10, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: Santos H. Kreimann, Director
Gary Jones for
SUBJECT: **AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS - DCB
#09-018, #09-017-B and #09-019**

The Design Control Board's actions from November 19, 2009 are attached:

- A. Parcel 50 - Waterside Marina del Rey - DCB #09-018
- B. Parcel 95 - Marina West Center - DCB #09-017-B
- C. Parcel 7 - Tahiti Marina - DCB #09-019

SHK:CM
Attachments (3)

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #09-018

PARCEL NAME: Waterside Marina del Rey

PARCEL NUMBER: 50

REQUEST: Consideration of signage for Affordable Portables, a new tenant

ACTION: Approved with conditions

CONDITIONS: The following conditions apply:

- 1) Lessee shall submit a Variance application for outstanding signage and kiosks on Parcel 50 to Regional Planning;
- 2) Applicant shall obtain further review and approval from the Regional Planning for this signage application;
- 3) Main entrance sign shall be lit according to existing center-wide lighting hours, from dusk until 11:30 p.m., or one hour after closing of the last restaurant, whichever is earlier; and
- 4) Rear entrance sign shall be lit according to existing center-wide lighting hours from dusk until midnight.

MEETING DATE: October 22, 2009 and November 19, 2009

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #09-017-B

PARCEL NAME: Marina West Center

PARCEL NUMBER: 95

REQUEST: Consideration of signage for Images Furniture Warehouse, a new tenant

ACTION: Approved Option D (dark blue lettering and graphic on a light blue background), per the submitted plans on file with the Department

CONDITIONS: Applicant shall obtain further review and approval of the signage by the Department of Regional Planning

MEETING DATE: November 19, 2009

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #09-019**

PARCEL NAME: Tahiti Marina

PARCEL NUMBER: 7

REQUEST: Consideration of new dock gates

ACTION: Approved, per the submitted plans on file with the Department

CONDITIONS: Applicant shall obtain a Coastal Development Permit from the Department of Regional Planning

MEETING DATE: November 19, 2009



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

December 10, 2009

TO: Design Control Board
FROM: Santos H. Kreimann, Director
Gary Jones for

SUBJECT: **AGENDA ITEM 5A – 2010 MEETING SCHEDULE**

Item 5A was continued from the November 19, 2009 meeting. Your Board requested staff to provide alternative times for the 2010 meetings in order to accommodate Board member schedules. A chart listing the alternative meeting times is attached.

Based on the pros and cons of the various meeting times, Staff recommends meeting on the third Wednesday of each month. The meeting room is available and when the Board elects to have a night meeting, more of the Board members will likely be able to attend. Evening meetings will be scheduled whenever there is an item for the agenda that has broad community interest, such as the first time a development project is presented to your Board.

SHK:cm

Attachment

2010 DCB MEETING TIME ALTERNATIVES

Meeting Time Options

Pros

Cons

<p>Noon on the fourth Thursday of the month, except for November and December 2010, when the meetings will take place on the third Thursday of the month</p>	<ul style="list-style-type: none"> • DCB members would be able to use their lunch period for the meetings 	<ul style="list-style-type: none"> • Change of meeting time • Some members may not be able to make night meetings • Two Commission meetings in the same week
<p>Noon on the third Thursday of the month</p>	<ul style="list-style-type: none"> • DCB members would be able to use their lunch period for the meetings • Less traffic for noon meetings 	<ul style="list-style-type: none"> • Change of meeting time • Some members may not be able to make night meetings
<p>Noon or 2:00 p.m. on the third Wednesday of the month</p> <p style="text-align: center;">RECOMMENDED</p>	<ul style="list-style-type: none"> • DCB members would be able to use their lunch period for the noon meetings • Less traffic for noon meetings • More members would be able to make night meetings • Meeting room available 	<ul style="list-style-type: none"> • Change of meeting time
<p>2:00 p.m. on the fourth Wednesday of the month, except for November and December 2010, when the meetings will take place on the third Wednesday of the month</p>	<ul style="list-style-type: none"> • More members would be able to make night meetings 	<ul style="list-style-type: none"> • Change of meeting time • Follows Beach Commission meetings • Difficult for staff to set up room for two different Commission meetings



To enrich lives through effective and caring service

December 10, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: *[Signature]* Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 5B - PARCEL 9 - WOODFIN HOTEL & TIMESHARE RESORT - DCB #04-015-C**

Item 5B on your agenda is a returning submittal from Woodfin Suite Hotels, LLC. (Applicant) seeking feedback on an enhanced pedestrian treatment concept offered on Applicant's promenade proposal, which is part of a hotel/timeshare development project on the vacant Parcel 9, located at approximately 4330 Via Marina.

Background

On June 29, 2006, your Board conceptually approved Applicant's hotel/timeshare project (DCB #04-015-B), with a condition to return for final review of landscape, promenade detail, signage, colors and materials as well as final delineation of wetland boundaries. Copies of the June 29, 2006 staff report (without attachments) and all of the Board Reviews for this project are attached. Since then, the Applicant has continued to move its project through the entitlement process. During the October 14, 2009 Regional Planning Commission (RPC) hearing, the Applicant was requested by the RPC to return to your Board to seek architectural expertise to create a more pedestrian friendly and welcoming promenade largely in part to justify the promenade setback variance requested for the proposed buildings. Applicant is requesting to reduce to zero the required 10-foot setback from the 28-foot wide pedestrian promenade (which would consist of a 38-foot wide total distance from the waterside to the building edge).

The proposed project consists of a 19-story hotel structure with 288 hotel and timeshare suites of which a minimum of 152 will be conventional hotel suites, plus meeting rooms, a restaurant and bar/lounge, a spa/fitness center, outdoor pool, and associated hotel operations space. The building would also feature an outdoor terrace and large third floor deck with a pool, both of which would overlook the waters of the Marina. The hotel/timeshare building has been oriented on the site to maximize public views to the water from Via Marina over a proposed wetland park.

Conceptual Promenade Treatment

The new 28-foot wide public pedestrian promenade along the parcel's entire water frontage will be enhanced with planters in front of the hotel and palm trees along the water side. A paving design using multiple colors of concrete pavers in a meandering wave pattern will be topped with pedestrian amenities including benches, matching trash bins, ash urns, bicycle parking, drinking fountains and lighting. Some of the

seating areas will also have sail shade structures. Two sections of the promenade, totaling 167 feet in length where the promenade is intersected by fire access lanes, are required to be clear of pedestrian amenities in order to provide sufficient clearance for fire department vehicles. Only 85 feet of this length occurs opposite the hotel building, with the balance opposite the wetland park area. Public access from Via Marina to the waterfront will be provided along the perimeter of the adjacent public wetland park as well as through the hotel/timeshare resort facility.

A water bus stop is proposed with the gangway located opposite the hotel/timeshare's promenade level entry. A covered outdoor dining area and bar terrace overlooking the promenade will be proposed at the promenade's edge along the 85% of the length of the hotel building, serving to relieve the massing of the hotel structure. This outdoor dining terrace has a glass guardrail to maximize views from and into the hotel.

The intent of the site plan was to concentrate development on the northern portion of the project site and preserve the southern portion of Parcel 9 as a restored public wetland and upland park. All ground floor uses would be accessible to the public and it is intended that the ground floor of the hotel, the modified pedestrian promenade, the wetland park, and the public-serving boat spaces combine to create an interactive public area.

STAFF REVIEW

The Applicant's enhanced promenade treatment concepts provide highly useful pedestrian amenities. The proposed promenade paving design using multiple colors of concrete pavers in a meandering wave pattern topped with benches, shade structures, matching trash bins, ash urns, bicycle parking, drinking fountains are welcomed benefits that will heighten the pedestrian experience and help justify the setback variances sought by the Applicant. Additionally, Applicant proposes to enhance the water bus stop waiting area with a shade structure.

Your comments will be summarized in a report prepared by staff and forwarded to the RPC for consideration at its February 3, 2010 meeting where the Applicant's project is scheduled to be heard. The Applicant is aware it must return to the DCB for final post-entitlement design approval as conditioned in your June 29, 2006 conceptual approval of the overall project.

The Department recommends APPROVAL of DCB #04-015-C, with the condition the Applicant return post-entitlement for final treatment of lighting, landscape, materials, colors and signage as previously conditioned under DCB #04-015-B, approved June 29, 2006.

SHK:CM

Attachment (3)



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

June 22, 2006

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director
SUBJECT: **AGENDA ITEM 5A – PARCEL 9U – WOODFIN SUITES HOTEL & VACATION OWNERSHIP – DCB #04-015-B**

Item 5A is submitted by Woodfin Suites Hotels, LLC (Applicant), who previously presented this project to the Design Control Board (Board) in August, September and October 2004 (Parcel 9, DCB #04-015), simultaneously in August and October with the adjacent project, Neptune Marina Apartments and Anchorage (Parcels 10/FF – DCB #04-014)(see Appendix A). Your Board granted a conceptual approval with conditions for Applicant's original Parcel 9U project (attached); however, material changes have been made to the project since that time to improve various aspects of public access and environmental protection.

Brief Description of the Proposed Project

The project has been modified from the October 2004 proposal to include the following:

- Construction of relocated and redesigned 19-story hotel containing 152 hotel rooms or suites (52.8%) and 136 vacation ownership suites (47.2%) centered within the parcel;
- Construction of a connecting low-rise building for hotel ancillary uses such as lobby/reception, hotel restaurant/bar, kitchen, sundry shop, meeting rooms, restrooms and administrative spaces;
- Construction of a 332-space five-story parking structure along the northern parcel boundary adjacent to Parcel 10;
- Development of a concourse area connecting to an outdoor terrace above the waterfront pedestrian promenade;
- Development of an enhanced (muted) wetland park along the southern portion of the parcel;
- Development of new public transient dock space (560 linear feet) and public access improvements serving boaters in Basin B; and
- Enhancement of a 28-foot wide public promenade with public access improvements.

Development Rights and Regulations

The certified Marina del Rey Local Coastal Program (LCP) establishes the Tahiti Development Zone, as well as a Waterfront Overlay Zone for Parcel 9U. Subject to discretionary approval, the LCP provides for the development on Parcel 9U of a 288-room hotel, ancillary hotel uses, a parking structure and water-oriented recreational activities. The LCP establishes a building height limit for Parcel 9U from a base of 140 feet, with provision of a 20% view corridor, to a maximum of 225 feet with provision of an expanded 40% view corridor from the public street (Via Marina) to the bulkhead. Although the Small Craft Harbor Commission, on February 13, 2002, adopted a policy whereby the maximum height for any new structure in Marina del Rey should not exceed 162 feet above grade, the subject Parcel 9 and adjoining Parcels 10 and FF were specifically exempted from that policy (see Appendix B). Per County Code and precedent

in the Marina, building height calculation is exclusive of necessary appurtenant rooftop improvements (i.e., attractively screened mechanical equipment, elevator machine room and helipad). Because the hotel's proposed height is 225 feet, a view corridor comprising 40% of Parcel 9U's 386-foot bulkhead frontage on Via Marina must be provided, or 154 feet (40% of 386 = 154). As discussed with Coastal Commission staff, the County proposes the majority of the required 154-foot-wide view corridor be co-terminus with the park, from Via Marina to the water (Basin B). In addition, ten-foot-wide building setbacks are required and provided at streets and along adjacent properties.

Timeshares, "fractionals", and condo-hotels represent an area of interest for the County and Coastal Commission (Commission) alike in terms of conformity with the LCP. The County has traditionally allowed time-share rooms to be considered hotel rooms, so long as they are indistinguishable in their operation from standard hotel rooms. The LCP broadly defines "hotel" as an overnight accommodation with attendant services.¹ In the past, the Commission has approved similar projects when fewer than 50% of the rooms were timeshare/fractional/condo-hotel and amenities (quality restaurant, cocktail lounge, conference space, park or recreation) were provided. In these cases, the hotel check-in process and rooms for timeshares are identical to the standard hotel experience. Accordingly, Applicant has structured its project so that 47.2% of the rooms are proposed as timeshare and the hotel will provide quality dining and a cocktail lounge. Nevertheless, the Commission has become more concerned about timeshares as a review of Commission discussions reveals that numerous such proposals have recently been submitted statewide. To address this issue and to form a consistent policy for these projects, the Commission has scheduled a workshop in August 2006.

Project Background and History

Parcel 9U is the last undeveloped parcel in Marina del Rey. The County initially leased the property to a private developer in 1961 to build a hotel. By the late 1980's, those construction efforts were unsuccessful, but not before the developer tried to vest his grading and foundation permits for the proposed hotel by constructing partial building footings. Pilings and excavation from that failed hotel project left the terrain of the parcel uneven. In July 1996, the County issued a Request for Proposals (RFP) for a hotel; no responses were received. The County issued a second RFP in November 1998, which ultimately resulted in Applicant being selected as the proposed developer.

Since the failed foundation work was abandoned, the property has been undisturbed except for the Department's routine mowing as part of fire and vector control and by trespassers who have routinely vandalized the surrounding fence (i.e., dog walkers, trash dumping). When the potential of a wetland was recognized, the County coordinated its maintenance efforts with the U.S. Army Corps of Engineers, Coastal Commission, California Department of Fish & Game and U.S. Fish & Wildlife Service.

As earlier stated, Applicant previously presented its hotel/park project to your Board in August, September and October 2004 (Parcel 9, DCB #04-015), simultaneously in August and October with an adjacent project – Neptune Marina Apartments and Anchorage (Parcels 10/FF – DCB #04-014). Your Board granted a conceptual approval for the Parcel 9U project (attached) that sought to reduce or eliminate potential wetland impacts thought to exist on this parcel.

As an analysis of the site and its development potential was seriously undertaken, it became evident that there were possible wetlands on the site that may have developed in low-lying areas of the parcel. In this

¹ LACC § 22.46.1340, *Supra*

regard, it is significant to note that the LCP certified in 1996 did not delineate any wetland areas on Parcel 9U, nor elsewhere in any area of the Marina. However, due to the seasonal pooling of freshwater in the lower-lying areas of the parcel, certain plant indicators appeared to be present, thus prompting further investigation. As discussed at the September and October 2004 Board meetings a preliminary biological constraints analysis for the parcel was conducted and confirmed a wetland approximately 0.47 acres in size on the southern portion of the parcel. Wetland investigations continued in June 2005, January 2006 and February 2006, which presented a complete basis for relocating the hotel away from the low-lying area and enhancing the wetland area consistent with a conceptual restoration plan. (Relevant studies relating to wetland determination and site restoration efforts are enclosed for reference in Appendix C.) Markers were placed in the field to establish a setback for the wetland to ensure that inadvertent intrusion was avoided. It is apparent that some witnesses at your May 18, 2006 Board meeting interpret these markers as the wetland limits – this is not the case. The Department's wetland consultant reported at your May Board meeting the status of the site's wetland conditions.

Land Use Context

Existing surrounding land uses consist of Via Marina and residential development in the City of Los Angeles to the west; the existing Neptune Marina Apartments (Parcel 10), contemplated for redevelopment as discussed in Item 5B on your Board's agenda, on the north; open water (Basin B) and Bay Club Apartments and Marina (Parcel 8 and Dock B-3100) to the west; and Tahiti Way and Marina Harbor Apartments and Anchorage (Parcels 111/112) to the south.

Environmental Review Process

Applicant has not yet filed an application with the Department of Regional Planning (DRP) to initiate the environmental review process under the California Environmental Quality Act (CEQA) for the modified project scope. Following your Board's action with respect to this application, Applicant will file the project at DRP, where a full project review, including an environmental analysis under CEQA, will be completed prior to consideration by the Regional Planning Commission. Significant issues will be fully addressed in the environmental impact report (EIR) to be prepared as a part of its application. As part of that process, the EIR will be circulated to all relevant agencies and will involve interested parties to consider public comment. Major issues to be considered in further analysis to be undertaken will include, but not be limited to the following:

- Shade/Shadow Effects
- Wind Effects
- Wetlands/Habitat Enhancement
- Parks and Recreation
- Traffic and Circulation
- Public Access
- Viewshed/View Corridors
- Water Quality
- Light and Glare

The extensive work on wetland delineation, biological resources and wetland restoration was properly undertaken in advance of the EIR process to ensure that the environmental considerations drove siting and design work on Parcel 9U. These reports are to be incorporated into the EIR by DRP. In addition, Applicant has provided results of initial shade/shadow and wind analyses to the Department and DRP for preliminary consideration by your Board and in preparation for beginning the EIR analysis.

- Shade/Shadow Analysis -- The shade/shadow analysis considered property shading over the area with seasonal variations consistent with lower sun angles in winter months, the worst case being the winter solstice, December 21 (see Appendix D), and the summer months experiencing a lesser impact because of steeper sun angles. Accordingly, projections of shading characteristics in winter indicate that the hotel tower and ancillary building will cast shadows for most of the day along the northern portion of the site (affecting the project's ancillary building and parking structure), the southern portion of Parcel 10 (Building 3, 55 feet high, as well as the southerly view corridor and fire access lane), and across the northwesterly slip area of Basin B. Tower shadows will penetrate more northerly into the Parcel 10 development, shading more than 2/3 of Building 3 until 10:00 a.m. The proposed tower will also cast early morning shadows across residences west of Via Marina in the City of Los Angeles in both winter and summer months, which will last until approximately 9:00 a.m. Shading impacts from the tower will avoid impacts to the Parcel 10 pool and spa area. After enjoying direct morning sun, substantial portions of the waterfront promenade at the end of Basin B will be shaded after 10:00 a.m. in both winter and summer.
- Wind Impact Analysis -- Wind tunnel tests were conducted on a scale model of a section of Marina del Rey to determine the impact on the wind conditions resulting from the proposed Woodfin Suites Hotel and future developments (see Appendix E). This report provides a summary of the results of these wind tunnel tests on Basins A, B, C, and on land-based locations. A 1:500 scale model of the study area and the proposed developments was assembled as shown in Figures 1a, 1b and 1c. Tests were conducted to simulate and measure wind conditions:
 - Existing Configuration: as they existed for the base study year (circa 1998) (Figure 1a);
 - Proposed Configuration: after the proposed Woodfin Suites Hotel is constructed (Figure 1b); and
 - Future Configuration: with the proposed developments and the expected future developments (Figure 1c).

From the results of this wind study, it has been concluded that the proposed Woodfin Suites Hotel will not adversely affect the existing wind conditions over a majority of the areas in Basins A, B and C. There will be areas of altered wind speed and direction in Basin B adjacent to the proposed development, most notably when winds are from the southwest. With the future buildings, there will also be localized areas where changes in wind direction and magnitude occur such as the west end of Basin C. These areas are generally close to the proposed and future developments. Due to the localized nature of these changes, the general air circulation patterns and the use of surface winds by birds within Basins A, B and C of Marina del Rey will not be affected.

STAFF REVIEW

In addition to developing a 388-room hotel and ancillary facilities, Applicant proposes to preserve public open space by dedicating sufficient area for the proposed wetland park and paying for one-half the cost to enhance the degraded wetland area and to provide new direct public water access via an enhanced promenade along the 386 linear feet of water frontage and facilities for more than 560 linear feet of tie-up space for varying sizes of transient vessels, 50-feet long to dinghies, located immediately adjacent to the parcel in Basin B. These new transient slips will not only add a maritime dimension to the park, but will also increase use and access by the boating public to the project site and other land uses on the west side of the Marina.

Specific concerns raised by the Board in earlier presentations by Applicant are addressed below:

Wetland Preservation/Enhancement

In addition to the discussion above, since October 2004, Applicant has independently had the Parcel 9U site evaluated and has redesigned this project to avoid the wetland area. Specifically, in June 2005, the environmental consulting firm of Glenn Lukos Associates ("GLA") completed a delineation and determined that a small area (0.47 acres) on the southerly portion of the site (located within the former excavation of the planned hotel facilities) currently contains elements that qualify as wetlands under the Coastal Act. Thus, although not a naturally occurring wetland, a small area on the southerly portion of Parcel 9U was determined by GLA to constitute wetlands (see Appendix C). In light of GLA's findings, the Department requested Applicant to study an alternate hotel scheme that relocated the public park from its previous location north of the hotel site to the south of the hotel site, thus preserving the wetland area in its present location. This new scheme submitted for the Board's conceptual approval preserves the southerly portion of the site for a "wetland park". The design concept for the wetland park is in its formative stages, as discussions between the Department and the regulatory agencies regarding wetland delineation and restoration are ongoing. While a final determination from the Coastal Commission is premature, Commission staff input has been encouraging in terms of design, restoration and setback issues.

At the May 18, 2006 DCB meeting, there were comments concerning a certain plant, Seaside heliotrope (*Heliotropum curassivicum*). Attached as Appendix F is a memo from the biologist explaining this plant's location and significance; no changes to the plan are necessary, as none of the areas containing the plant constitute wetlands.

- Private Functions on County Property

In the previous development scheme, the Board also expressed concern about public use of the former park area on a reservation basis to be managed by the Department on a permit basis. This operational scenario has been eliminated from consideration in this new development scheme and is replaced by more passive interpretive aspects relating to the preservation objectives of the proposed wetland park.

- Development Review

The hotel tower is in the same orientation and is sited 58 feet northerly of the previous scheme. The new scheme also relocates the parking structure from Tahiti Way frontage to Via Marina frontage, which is set back ten feet from the northern property line common to Parcel 10. Both the guest vehicular entrance and the service area driveway entrance and exit are accessed from Via Marina. The view corridor is also relocated to the corner of Via Marina and Tahiti Way, which maximizes the view across the preserved portion of the parcel to Basin B.

A double-loaded corridor will serve all suites in the 225-foot high tower, and each suite will have exterior balconies. The tower will be parallel to the park and provide views to the Marina and the ocean. The hotel will be entered from Via Marina via a circular motor court. Valet-only parking for the 332 required parking spaces will be provided in a five-level above-grade parking structure, with a one-level below-grade parking area. Both parking areas will be entered from the motor court. This terrace will open to Basin B and will also provide outdoor seating for the restaurant and bar. The layered height separation improves the hotel guests' view, defines public and private spaces and provides security for the hotel. A

separate terrace for the bar will be located on the south side of the hotel overlooking the adjacent wetland park. The lobby area will overlook the wetland park to the south. Access from the main hotel lobby to the waterfront promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel.

Back-of-house services for the hotel will be along the north side of the building. Access for deliveries will be via a receiving area adjacent to the back-of-house area. The covered service area will be accessed via its own in-and-out driveway from Via Marina. This layout will eliminate any vehicular backing maneuvers onto public streets.

The second floor of the low-rise building will contain a 5,200 square foot ballroom, three meeting rooms, a pre-function area, and back-of-house service and mechanical spaces. The third floor of the low-rise building will contain mechanical space and the hotel spa, which opens out to the pool deck. The five-level parking structure is adjacent to the second and third floors of the hotel tower.

As a high-rise building, the project must have an increased level of fire safety. The entire project is protected with automatic fire sprinklers, smoke detectors, fire alarm and communications systems, a central fire department control station, emergency power and lighting systems, an on-site fire water storage tank and a dual energy source electric fire pump. A code-required heliport will be located on the roof of the hotel tower, along with mechanical equipment as needed to support the engineering systems of the building.

While there will be noted shading impacts upon adjacent properties and public spaces to the north, west and east of the proposed development, these impacts are considered acceptable given the location of the hotel will allow for the restoration of a wetland area into a passive public wetland park. However, staff acknowledges that shading from the hotel tower will periodically impact residential uses, the public promenade and new boat slips proposed within the adjacent Parcel 10 project.

- Architectural Style

Applicant's exhibits convey a relatively advanced level of detail to allow a more complete visualization of the proposed project. Applicant will return at a later date for Board approval of final landscaping, lighting, exterior treatments, seating, signage, fencing, materials, paving treatments, and other specific components desired by your Board.

The orientation of the building's mass and its relationship to the parking structure and entry motor court were designed to preserve the maximum amount of area for the adjacent wetland park, maximize the view corridor, simplify the circulation in the hotel, maximize the views from the hotel suites and public spaces to the water, and integrate the pedestrian access through the promenade, the wetland park and the hotel entries.

The long side of the hotel tower is sited north of and parallel to the wetland park and perpendicular to Via Marina. This allows almost every guestroom balcony to have views to both the Marina and the ocean, while minimizing the impact along the public street and promenade. Applicant has indicated that this orientation reduces shade/shadow impacts on adjacent buildings, and a shade analysis exhibit is provided in the submittal materials. A view corridor is provided from the intersection of Via Marina and Tahiti Way, across the wetland park to the water. The hotel tower, the parking structure

and Tahiti Way define the motor court edges. This site plan also allows for 100% of the water's edge along the property to be used for outdoor space with unobstructed views of the Marina.

The motor court is sized to provide pedestrian scale to arriving visitors and still provide sufficient stacking space for cars of guests who use the valet parking service. To direct those visitors that arrive by bicycle or pedestrian access, the sidewalk continues directly into the motor court. A central sculptural fountain both adds visual interest and provides a calming background sound to dampen traffic noise. Paving in the motor court will be of textured concrete pavers in the drive aisles and colored concrete in the walking areas. A covered entry canopy will shelter guests during their arrival and departure experience.

The five-level parking structure is accessed from a single entry point adjacent to the motor court. The parking spaces and aisle layout are per County requirements and designed using a double stacked, single aisle, ramped scheme, for valet parking. All guests will be required to use the hotel's valet staff for parking.

The hotel lobby has views into the Marina or to the park, which helps with guest orientation. The easterly edge of the hotel has an outdoor terrace that provides waterfront activity space for the lobby lounge, restaurant and bar. The floor above covers the restaurant terrace. Accent lighting and vines growing on the pool deck terrace trellis will add to the texture of the environment. An additional outside bar terrace will be provided on the south side of the hotel overlooking the wetland park. Comfortable seating and soft music will make this a most desirable spot to relax and watch the sailboats return to the Marina.

As shown on the conceptual exterior perspectives, the hotel tower and parking structure building will share common exterior materials, roof treatments, balcony railings, and glazing. The parking structure will use solid guardrails to screen cars from view below. Cut-off light fixtures and light sensors will reduce light spillage from the building. Planter boxes with flowering plants will help soften the exterior walls. The low-rise structure's roof top recreation deck will provide a sunny environment to enjoy the hotel pool or views to the Pacific Ocean or the Marina. Planting materials will surround the pool deck and enrich the resort environment.

The project will also include construction of more than 560 linear feet of public dock space. The public transient docks will be available on an hourly/day-use basis and will be able to accommodate a large number of dinghies and small boats at one time while also having space for a few larger boats up to 50 feet in length.

- Promenade

The LCP requires a 28-foot-wide landscaped and paved pedestrian promenade between the bulkhead and the hotel building. This promenade will serve as public access along the waterfront, as well as provide the required fire lane to enhance public safety along the waterfront. The promenade will be designed in conformance with the *Draft Guidelines of 'The Marina Walk' – Marina Del Rey's Waterfront Promenade*. Public access to the promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel tower. The promenade will extend in front of the hotel and the wetland park and will join with and tie together the adjoining Woodfin Suites Hotel with the neighboring apartment projects. The main walkway adjacent to the wetland park will allow visitors and guests to have easy access between the hotel lobby, the promenade and the wetland park.

The promenade will replace the existing asphalt paving and chain link fence with new colored and textured concrete or stone walking surfaces, using nautically themed accents, along with a new metal safety fence. The fencing will have typical four-inch pickets and will integrate decorative accents at regular intervals and at gangway entry. The promenade will also include new landscaping, including evenly-spaced palms (*Washingtonia filifera*) with up-lights, pedestrian scaled lighting fixtures, with integral cut-off shields to reduce glare into hotel rooms and apartments, benches, and trash containers. Bicycle amenities will encourage non-motorized recreational access by hotel guests and local residents.

- Streetscape

The existing streetscape along Via Marina and Tahiti Way adjacent to Parcel 9U is undeveloped and consists only of a concrete sidewalk and a chain link fence at the property line. The development will provide new concrete sidewalks using similar materials to the promenade and area walkways to provide a unifying theme. The sidewalk will access the hotel motor court and provide full accessibility to all areas of the development. In addition to required street lighting, new pedestrian scale lights for safety and accent will be provided. The base of the buildings along the streets will also have accent lighting. All lights will be on digital timers and photocell control and will be selected for aesthetic light quality, integration with adjacent building design and energy efficiency. Plans and details for all light fixtures and controls will be presented when Applicant returns to your Board for final approval of various program elements.

Low-scale planting along the park will maintain the view corridor for passing motorists. Shade trees will be used along the Via Marina sidewalk and will be spaced for future growth and to provide a sheltering canopy high enough to maintain views to the water. Taller palm trees will be used along Tahiti Way to reinforce the existing street theme. Annual color and flowering shrubs will be used as accents at entryways into the park and at the hotel motor court entry. All planting materials for the streetscape, park, promenade and hotel will make use of native plants and those with low water consumption where appropriate. Drip irrigation, soil moisture sensors, and digital control systems will be used to maximize watering efficiency. Again, plans and details for all planting and irrigation will be presented during the final submission presentation to the Board, after project land use entitlements have been secured.

- Signage

Signage for the park, promenade and hotel will follow a common nautical theme for the Marina. Applicant proposes both identity signage and monument signage to aid with wayfinding, consistent with the Sign Guidelines. Applicant will return at a later time with details of proposed signage.

Conclusion

Applicant has provided an acceptable response to the Board's previously-stated concerns with its revised architectural concept, placement and design, placement and features of the park, and features of the promenade and streetscape improvements. Applicant has been advised that after completion of the entitlement process, it will need to return to the DCB with design details, including, but not limited to, architectural design, materials and color, hardscape, promenade improvements, landscaping, signage and lighting. As with all dock renovations and replacements, the Department's Harbor Engineer must

review and approve the proposed dock design and configuration for conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

As earlier stated, following your Board's approval, Applicant plans to file with DRP, where a full project review will be completed, including environmental analysis, prior to consideration by the Regional Planning Commission. This project will also need approval from the Board of Supervisors and the Coastal Commission. The LCP requires a comprehensive analysis of the varying LCP objectives and policies with respect to the development plan envisioned for the parcel, which will be undertaken by DRP and the Coastal Commission during the Coastal Development Permit review and approval process for the project.

Applicant is anxious to reinvigorate this project and to complete the entitlement and regulatory process. The Department believes Applicant has been responsive to the requirements of the LCP, the *Promenade Guidelines* and the DCB's desire to create a pedestrian-friendly environment. The Department believes that development of this proposal will provide added benefits to Marina del Rey. The proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #04-015-B, as submitted.

SW:KS:JJC:ks

Enclosures (6)



To enrich lives through effective and caring service



Design Control Board Review DCB #04-015-B

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

PARCEL NAME: Woodfin Suite Hotel

PARCEL NUMBER: 9U

REQUEST: Further consideration of development.

ACTION: Approved, per the submitted plans on file with the Department.

CONDITIONS: Ms. Spitz (Phinney) moved for conceptual approval of DCB #04-015-B. Ms. Cloke emphasized that the Board does not believe this building is located correctly, believing instead it is incompatible and out of scale with the neighborhood. The Board recognizes it does not have authority to directly address such issues and defers to the Department of Regional Planning and Coastal Commission for further determinations relative to land use compatibility. This action includes the following conditions:

- 1) The existing vernal wetland be protected and restored and not be damaged or converted to a tidal wetland;
- 2) Further study and articulation of fenestration, roof forms, car court, and promenade elevations be done to express a more waterfront marina context;
- 3) The project be presented as a "resort" hotel;
- 4) The applicant return to the DCB if there are any environmental or wetland issues causing a change in the footprint or design of the hotel;
- 5) The applicant return if there are changes in the project design due to further analysis of wind studies;
- 6) Upon return to the DCB, a clear delineation of the wetland and buffer zone boundaries should be provided; and
- 7) The applicant must return for project reconsideration in its entirety if there are any changes in the interpretation of the wetland that affect the project's design.

MEETING DATE: June 29, 2006



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Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Design Control Board Review

DCB #04-015

PARCEL NAME: Woodfin Suite Hotel and Vacation Ownership

PARCEL NUMBER: 9U

REQUEST: Consideration of the development of a 20-story building, including 178-suite Woodfin Suite Hotel on the first eleven floors and 108 luxury timeshare units on floors twelve through twenty, a parking structure, a 1.854-acre park, and 0.194 acres of water area containing 10 to 12 transient boat slips, pending confirmation that this project is not on a wetlands.

ACTION: Conceptually approved with conditions.

CONDITIONS: Conditioned upon the determination by the appropriate jurisdictional agencies and governmental bodies of the wetlands designation.

- 1) Shadow and shade study impacts on the park shall be fully evaluated and the applicant shall consider reorienting the building footprint in order to reduce the impacts from shadow and shade;
- 2) All of the materials used in construction must be consistent with the theme of a resort Marina and have the same quality and character of a resort Marina as opposed to a commercial quality or character;
- 3) The curvilinear roof shapes on the top of the parking garage shall be continued throughout the project; and
- 4) Post-entitlement, the applicant will return with materials, colors, fenestration, landscape, signage and all the issues that are typically addressed by the Board. The Board will also be looking for more "Marina

friendly” materials that are expressive of the Marina environment and less commercial.

In addition to this approval being conditioned on the determination that the site is not a wetland, this approval is also conditional upon the ability of the developer to develop a park, which is equal in square footage to the open space area that is the swap for this project. The park design must be looked at to create the maximum green possible including the use of net lawn or other materials that would expand the green. The applicant must also look at creating a drop off area and reduce the hardscape of the project. All plant materials must be appropriate for the Marina, such as, native vegetation and ecologically and environmentally sustainable park development.

MEETING DATE: August 19, 2004, September 16, 2004, and October 21, 2004



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December 10, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: *for* Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 5C - PARCELS 10/FF - NEPTUNE MARINA
DCB #04-014-C**

Item 5C on your agenda is a returning submittal from Legacy Partners Neptune Marina L.P. (Applicant) seeking feedback on an enhanced pedestrian treatment concept offered on Applicant's promenade proposal, which is part of a complete site redevelopment project. Neptune Marina is located at 14126 Marquesas Way and Parcel FF is located at approximately 14151 Marquesas Way.

Background

On June 29, 2006, your Board conceptually approved the Applicant's apartment redevelopment project (DCB #04-014-B), with a condition to return for final review of landscape, promenade detail, signage, colors and materials. Copies of the June 29, 2006 staff report (without attachments) and all of the Board Reviews for this project are attached. Since then, the Applicant has continued to move its project through the entitlement process. During the October 14, 2009 Regional Planning Commission (RPC) meeting, the Applicant was requested by the RPC to return to your Board to seek architectural expertise to create a more pedestrian friendly and welcoming promenade, largely in part to justify the promenade setback variance requested for the proposed buildings. Applicant is requesting to reduce to zero the required 10-foot setback from the 28-foot wide pedestrian promenade (which would consist of a 38-foot wide total distance from the waterside to the building edge).

The proposed project consists of a complete redevelopment of Parcels 10 and FF, currently an apartment unit complex and public parking lot, respectively. It will include a new 526-unit residential apartment complex consisting of three structures on Parcel 10 (Buildings 1, 2 and 3) and one building on Parcel FF (Building 4), and a new waterfront pedestrian promenade. The height of buildings 1, 2 and 4, which front Marquesas Way, would not exceed 55 feet, while Building 3, which fronts Via Marina, would not exceed 60 feet. The proposed promenade will be 28 feet wide and approximately ¼ mile long along Parcel 10, connecting to the Parcel 9 (Woodfin Hotel and Timeshare Resort/Wetland Park) redevelopment project, and will be 200 feet long along Parcel FF.

Conceptual Promenade Treatment

The new 28-foot wide public promenade will feature special color-patterned paving, landscaping, pedestrian seating and marina-styled fencing and lighting serving also as a fire access lane. Further pedestrian-oriented detail such as shade structures, drinking fountains, and more enhanced landscaping to heighten the pedestrian experience along the promenade are proposed.

Seating and shade structures are proposed at five locations immediately at the water's edge on Parcel 10, as well as flanking the entry courtyard of Buildings 1 and 2, and one location at the waterfront of Parcel FF. They are delineated with unique paving patterns at the waterfront and inset into the stepped planter at the courtyard. The shade structures are designed specifically to tie directly into the Streamline Modern architecture of the buildings in response to the intent of the Waterfront Promenade Design Guidelines.

The Applicant explored ways to incorporate additional landscaping along the water-side ground floor levels, particularly at buildings 1 and 2. Opportunities for more planter space were found in front of the elevated courtyards. These center courtyards are open to the promenade with no gate or barrier. They incorporate seating areas and water features which along with enhanced landscaping will provide a strong connective element for the residents to the waterfront and visitors to the new apartment community. Additional landscaping areas were also identified at the ends of the buildings.

Revisions to the water-facing side of Building 4 on Parcel FF created opportunities in the building footprint to provide landscape pockets for larger vertical trees to help buffer the building at the promenade. This location is not a part of the fire access lane and thereby has an eight foot, on-grade planter between the 20-foot-wide waterfront promenade and the building, providing an additional landscaping buffer. The Applicant has also incorporated a structural turf-block surfacing material along the non-waterfront fire lane that runs along the northerly side of Building 4 at Parcel FF, which will further soften this building/fire lane interface.

Overall, the proposed waterfront promenade site planning will be improved with an expansive public pedestrian path of travel and access points from the right-of-way to the promenade. Connection points to the promenade will exist between apartment buildings and between the hotel/resort project on Parcel 9. The promenade adorned with palm trees along the waterfront portion will have thematic seating areas with 5-foot long benches and shelters, nautical themed paving, bollards and lighting.

STAFF REVIEW

The Applicant's enhanced promenade treatment concepts provide highly useful pedestrian amenities. The proposed color-patterned paving, larger landscaped areas, pedestrian seating, shade structures and drinking fountains on the promenade are welcomed benefits that will heighten the pedestrian experience and help justify the setback variances sought by the Applicant.

Your comments will be summarized in a report prepared by staff and forwarded to the RPC for consideration at its February 3, 2010 meeting where the Applicant's project is scheduled to be heard. The Applicant is aware it must return to the DCB for final post-entitlement design approval as conditioned in your June 29, 2006 conceptual approval of the overall project.

The Department recommends APPROVAL of DCB #04-014-C, with the condition the Applicant return post-entitlement for final treatment of lighting, landscape, materials, colors and signage as previously conditioned under DCB #04-014-B, approved June 29, 2006.

SHK:CM

Attachments (3)



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

June 22, 2006

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5B – PARCEL 10/FF – NEPTUNE MARINA APARTMENTS AND ANCHORAGE (LEGACY) – DCB #04-014-B

Item 5B is submitted by Legacy Partners, Inc. (Applicant), which is returning to the Design Control Board (Board or DCB) for conceptual approval of the proposed demolition and reconstruction of the Neptune Marina Apartments and Anchorage. The proposed project is located on Parcels 10 and FF, bounded by Marquesas Way and Via Marina. This matter was previously presented to your Board in August and October 2004 (DCB #04-014) simultaneously with the adjacent project – Woodfin Suite Hotel and Vacation Ownership (Parcel 9U, DCB #04-015). Your Board considered both projects at that time and granted conceptual approval for the Parcels 10/FF project (see Appendix A) that sought to reduce or eliminate potential wetland impacts thought to exist on the adjacent parcel. Since October 2004, the Applicant has worked with the adjoining lessee to resolve concerns expressed at that time.

Brief Description of Proposed Project

The proposed Neptune Marina apartment community will be located on Parcels 10 (7.32 acres) and Parcel FF (2.048 acres) and will include 526 apartment dwelling units, recreation amenities for the residents, public access improvements, a new marina and related boater facilities. The full project occupies a total of 9.368 acres. In addition to updated apartment construction, the development will provide improved view corridors and public promenade opportunities. The development of Parcel FF will also be conditioned to require participation in improvements to an offsite parcel, Parcel 9U. These improvements will result in a wetlands park and a transient docking facility.

- *The Neptune Marina Apartment Community*

The project consists of four separate apartment buildings located at the intersection of Via Marina and Marquesas Way in Marina del Rey. Three apartment buildings are to be developed on Parcel 10 and one apartment building is to be developed on Parcel FF. The project consists of 526 new apartments, which is an increase of 390 units over the existing development in 34 separate buildings on Parcel 10.

- *The Neptune Marina Anchorage*

To meet current State of California Department of Boating and Waterways (DBAW) guidelines for slip widths and federal requirements for Americans With Disabilities Act (ADA) compliance through the use of an ADA gangway and ramp system, the new marina will reduce the number of slips from the current 184 to 161, and the existing 14 end-ties will be replaced with 13. A transient dock with a sewage pump-out facility will also be provided, which will also provide for a water shuttle stop. It is

anticipated the new docks will be constructed with current marina industry technology and materials with all new pre-stressed concrete guide piles and will be served with a new utility distribution system for power, water, cable TV and phone connections.

The enhanced anchorage facilities at Neptune Marina will include a separate boaters' lounge facility located in Building 3, adjoining the waterfront promenade. Adjacent to the boaters' lounge will be the dockmaster's office. Additional amenities for the boaters will include designated restrooms, showers, and lockers located in Buildings 1 and 2.

- *The Waterfront Stroll Promenade*

The 28-foot-wide Waterfront Stroll Promenade will be designed to meet all Fire Department access requirements and create a pleasing public pedestrian space with paving treatments, landscape pockets and seating areas for waterfront view opportunities.

Replacement Parking and Open Space

The Applicant's project must compensate for the loss of Parcel FF to another use. Several parcels in the Marina del Rey Local Coastal Program ("LCP") are recognized as being subject to future development. Thus, the LCP requires that, in those cases where the parcel is devoted to uses other than parking and open space, appropriate offsets be made. At the current time, the LCP requires that Parcel FF parking be replaced on a 1:2 space basis. This would be accomplished in the new parking structure proposed at Marina ("Mother's") Beach or another structure in the area. As further discussed below, an amendment to the LCP is contemplated to relax the requirement that the replacement spaces be available prior to the issuance of certificates of use and occupancy on the Parcel FF apartments in recognition of the fact that the structure at Marina Beach is a County project under separate review. Applicant would be required to deposit funds sufficient to cover the cost of the replacement spaces. The County does not believe that such a delay, if it occurs at all, is significant, in that the parking spaces at Parcel FF are rarely used.

The LCP also requires that the designated open space acreage in Parcel FF be compensated for elsewhere in Marina del Rey. In the original plan reviewed by the DCB, it was proposed that the Parcel 10/FF lessee would construct a passive park on the northerly portion of Parcel 9U, which lies adjacent to Parcel 10. At that time, the proposed hotel on Parcel 9U was contemplated on the southerly portion of Parcel 9U. However, because of development of a wetland on the southerly portion of Parcel 9U, as discussed in connection with Item 5A on your Board's agenda, the Department requested the proposed lessee, Woodfin Suites Hotel, LLC (Woodfin) to study the possibility of alternate hotel development plans that relocated the park from its previous location north of the hotel site to the south of the hotel site in order to preserve the wetland area and create an environmental amenity on this side of the marina. The new hotel site plan being considered in Item 5A now preserves the southerly portion of Parcel 9U for development of the wetland park. The Department continues to work with Coastal Commission staff to better define the amenities of the park.

The Department heard from the Department's Coastal Commission consultant, Andi Culbertson of Culbertson, Adams & Associates, at its May meeting regarding the proposed wetland park and associated wetland restoration plan. The biologist at the environmental consulting firm of Glenn Lukos Associates ("GLA"), which prepared the wetland restoration plan, will make a presentation at your Board's June 29 meeting.

The question of how to both compensate for the loss of Parcel FF in terms of open space and deliver the public amenity of the wetland park at no cost to the public offered a unique planning opportunity. Under recognized park planning principles, improvement costs can be equated to land in the following way. The Subdivision Map Act requires new development to foster the creation of new local parks. The requirement may be met by the contribution of land, the contribution of land and improvements, or payment of an in lieu fee. In this case, the County proposes to compensate for the loss of Parcel FF by a combination of land and improvements, which exceeds the equivalent of 2.048 (2.05) acres. The calculation is described below, and in the following paragraphs.

The amount of the credit is equal to the amount of the land plus the value of the park/recreation improvements. The cost of restoring the wetlands and making other improvements to the wetland park is estimated to be \$600,000, possibly including grading and other costs (although this will not be known until engineering plans are complete). As Legacy is paying for only one-half of the improvements (Woodfin is paying the other half) the value of the current Legacy contribution on this item is \$300,000. The \$300,000 is then added to the value of the 580 lineal feet of proposed new dock space proposed for transient use waterside of Parcel 9U (\$603,000), yielding \$903,000. Next, this figure is divided by the value of an acre of parkland in the area in which the project is located, which at this time is \$335,000.¹ Therefore, the improvement cost alone represents approximately 2.70 acres of credit (i.e., $\$903,000/\$335,000 = 2.70$ acres of credit), larger than Parcel FF. Added to that is the actual land of the wetland park outside the view corridor, for a total of 3.16 acres. No water area (for the transient docks) is used in the calculation, although the cost of constructing the docks is included due to the high value of the transient docks as a maritime dimension to the park, as well as the clear priority in the LCP to create additional boat slips. This responds to the Board's concern in 2004 to avoid counting water area as an equivalent to acreage.²

The LCP in no way prohibits counting parkland beneath the view corridor within the wetland park toward the compensation for the loss of the designated Parcel FF open space. The view corridor requirements of the Marina del Rey Specific Plan only require that such corridors maintain an unobstructed view of the bulkhead edge, masts and horizon to pedestrians and passing motorists. Thus, it is the air space above the land that falls within the view corridor and not the land itself. This explains why parking lots are expressly allowed beneath such corridors, provided that the required views are maintained. If a project can satisfy parking requirements beneath a view corridor, it is clear that replacement open space requirements can also be met.

The Marina del Rey Specific Plan requires that new residential development provide compensatory recreational facilities to offset use of existing Marina park and recreational facilities. Not surprisingly, the Specific Plan expressly provides mitigation credit for public parkland. It also provides credit for those portions of public view corridors not designated for public access. Thus, the Specific Plan expressly allows view corridors to satisfy more than one regulatory requirement.

In addition, it is common under the California Environmental Quality Act (CEQA) for a single mitigation measure to address more than one impact. For example, a traffic demand management plan can reduce

¹ Obtained from Los Angeles County Department of Parks and Recreation for the West Los Angeles Parks Planning Area.

² Applicant proposes to provide facilities for more than 560 linear feet of tie-up space for varying sizes of transient vessels, 50-foot long to dinghies, located immediately adjacent to the parcel in Basin B.

vehicle trips, parking demand, mobile emissions and mobile noise impacts. Similarly, the wetland park and view corridor above it can address potential project impacts with respect to wetlands, open space, public recreation, and compatibility with land use plans.

Finally, the proposed plan provides sufficient compensation for the loss of designated open space on Parcel FF even without including the parkland beneath the view corridor. The total park area is 1.53 acres, and the area outside the view corridor is 0.46 acres. Even conservatively assuming that only the parkland outside the view corridor can be used as a credit, the total amount of credit for land and improvements is 3.16 acres (0.46 acres of land + 2.70 acres of improvements = 3.16 acres). This amount will more than offset the loss of 2.05 acres of space designated as open space on Parcel FF. The Board of Supervisors and Coastal Commission will ultimately determine what, if any, land is counted outside the view corridor.

The County believes the synergy built between the Legacy transaction and the wetland park/transient docks allows a critical addition to the Marina that was never actually expected – and at no expense to the public. In an era where many demands are placed on public funds, the County believes use of this well-recognized strategy for local parks is both responsible and appropriate.

The proposed redevelopment of Neptune Marina will create a vibrant, iconic addition to the existing Marina del Rey community. This apartment community and anchorage will enhance the image of housing in the area by embracing Marina del Rey in a way that will reinforce the enjoyable lifestyle and appeal of waterfront living in the Marina.

Development Rights and Regulations

The LCP contains provisions contemplating the conversion of Parcel FF from parking to public park use. As part of the zoning application for this project, Applicant will seek County and Coastal Commission approval of an LCP amendment to authorize the conversion of Parcel FF from “Open Space” to a residential land use designation. Applicant, together with Woodfin, will jointly fund and develop a public wetland park and public waterside improvements on Parcel 9U; such public park and waterside improvements at Parcel 9U are sought by Applicant as compensatory mitigation for the conversion of Parcel FF from Open Space to a residential designation per the LCP.

To accommodate the proposed project redevelopment, LCP Amendments (“LCPA”) are required to the Land Use Map of the Marina del Rey Specific Plan and the Land Use Policy Map of the Marina del Rey Land Use Plan (“LUP”), and related text, to do the following:

- Change the land use designation per the LUP and Specific Plan on County Parcel FF from “Open Space” to “Residential V” (non-mole portion) and “Residential III” (mole portion) and change the Height Category on County Parcel FF from “Height Category 1” to “Height Category 3.” These changes will facilitate the conversion of the existing underutilized parking lot for residential use as expressly contemplated in Section A.2 of the LUP;
- Change the land use designation on the southerly-most portion of County Parcel 9U from “Hotel-Waterfront Overlay” to “Open Space” to accommodate the “wetland park”. This change will achieve consistency between the proposed use of that portion of the parcel as a wetland park following restoration of the existing degraded wetland; and

- As mentioned earlier, allow Applicant to defer construction of the 103 “replacement” parking spaces required (see LUP “Recreational & Visitor-Serving Facilities Policy No. 12”, LUP pg. 2-8) as a condition of the proposed development of Parcel FF with residential use until such time as construction of such replacement parking spaces can be provided for at an alternate location in the Marina, thereby allowing Applicant to occupy the Parcel FF apartment building prior to construction of replacement parking spaces. Applicant will deposit funds sufficient to construct the replacement parking with the County prior to issuance of a building permit. An LCPA is necessary to vary from the requirements of Specific Plan Sections 22.46.1250.4 and 22.46.1330.4, which state: “Other existing recreation, visitor-serving and marine commercial facilities not shown on LUP Map 6 [i.e., public parking spaces at Parcel FF] may be relocated in conjunction with development *as long as the use [i.e., public parking] is replaced within the Marina before the development which displaces it [i.e., occupancy of the apartment building] may commence*” (emphasis added). As set forth in Section A.2 of the LUP, the existing parking lot is underutilized, so deferring the construction of the replacement spaces is not anticipated to result in a shortage of parking in the area.

Textual LCPAs are required to the Marina del Rey LUP and the Marina del Rey Specific Plan to:

- Transfer 275 development units from the abutting Development Zone (DZ) 2 (Tahiti DZ) and 112 development units from the proximate DZ 1 (Bora Bora DZ) into the subject DZ 3 (Marquesas DZ). This transfer of unclaimed residential unit credits from adjoining and nearby DZs is needed because the subject Marquesas DZ contains insufficient residential development unit entitlements to accommodate the project (due to development of a new residential project on the adjacent Parcel 12 at the terminus of the Marquesas Way mole road having previously utilized all but 3 residential development credits in the DZ). There is clear precedent for such inter-DZ transfers on the western side of Marina del Rey (i.e., the Goldrich & Kest LCPA approval at Marina Parcel 20, certified by the Coastal Commission, which authorized the transfer of 97 development units from the Bora Bora DZ into the Panay DZ); and
- Amend the application of development standards contained in the Marina del Rey Specific Plan (see LACC 22.46.1250 and 22.46.1330; R-III and R-V land use categories, respectively) to allow the Applicant to average or “blend” residential densities over Parcels 10R and FF without respect to the 35 dwelling units/acre and 75 dwelling units/acre density development standards prescribed for the R-III and R-V land use categories. This will provide for uniform density and building massing and height across the parcels, rather than greater residential density and resultant taller buildings, on the R-V-designated portion of the parcels.

Project Background and History

The County issued a Request for Qualifications (RFQ) in 1998 seeking proposals for a hotel and/or alternate uses at Parcels 9U and FF. This RFQ, and a related Invitation for Lease Extension Proposals, fostered several proposals from which Applicant was ultimately selected.

Applicant previously submitted a design for this project to your Board in 2004. The current proposed project design is substantially different from that presented and conceptually approved by the DCB in October 2004. The changes from Applicant’s previous submittal have been made to address the concerns raised by the Board relative to the replacement of open space and provision of public boater

access amenities. Although the enclosed exhibits convey a relatively advanced level of detail at this early stage of the regulatory process, Applicant is not seeking your Board's final approval at this time for landscaping, lighting, signage, fencing, exterior treatments, colors/materials, paving treatments, etc. Approval of those more detailed elements of the project will be sought from your Board at a future date, after Applicant has obtained the requisite land use entitlements for the project from the County of Los Angeles Department of Regional Planning (DRP) and the California Coastal Commission.

Land Use Context

The existing Neptune Marina Apartments consists of 136 "garden apartments" set among 34 separate two-story buildings across Parcel 10. Completing the subject property is County Parking Lot 12, consisting of 206 underutilized public parking spaces. Existing surrounding land uses consist of Via Marina to the west; Bar Harbor Apartments (Parcel 15) and Villa del Mar Apartments (Parcel 13) on the north; new residential construction at Espirit-I development (Parcel 12) to the east; and open water (Basin B) and vacant land (Parcel 9U) proposed for a hotel project and wetlands park to the south.

Environmental Review Process

In addition to preliminary environmental constraints analyses and investigations pertaining to wetland determinants undertaken by Applicant to address specific concerns raised by the Board, Applicant has not yet filed an application with DRP to initiate the environmental review process under CEQA for the modified project scope. Following your Board's action with respect to this application, Applicant will file the project at DRP, where a full project review, including an environmental analysis under CEQA, will be completed prior to consideration by the Regional Planning Commission. Significant issues will be fully addressed in the environmental impact report (EIR) to be prepared as a part of its application. As part of that process, the EIR will be circulated to all relevant agencies and will involve interested parties to consider public comment. Major issues to be considered in further analysis to be undertaken will include, but not be limited to the following:

- Public Access
- Viewshed/View Corridors
- Parks and Recreation
- Traffic and Circulation
- Public Parking
- Water Quality
- Light and Glare
- Wind Effects

STAFF REVIEW

Analysis of the relationship between the project and the wetland park has been previously discussed.

Development Review

- Architectural Style

The redeveloped community will have a "Nautical" character with crisp, clean lines, porthole-like windows, pipe railings and exposed vertical mast elements. The thematic character of the project will be reminiscent of the Art Deco/Streamline Moderne period, with similar treatments of key architectural elements throughout the project.

From the initiation of design, the Applicant has paid special attention to the relationship of the residential buildings to the adjacent streets, the waterfront promenade and to neighboring developments across the water. The project architecture and scale maintain compatibility and harmony between adjacent buildings and the overall thematic style of the community. The building orientations provide direct pedestrian access from Marquesas Way, as well as from a porte cochere linking directly to the Waterfront Stroll Promenade, which fronts along what will be a newly constructed Neptune Marina Anchorage. There are multiple points for unimpeded public access to the promenade and the waterfront. Along Marquesas Way, the buildings have been oriented to provide unobstructed view corridors of 38.5 feet, 44 feet, 45 feet, and 185 feet, respectively. This revised design shows an increased view corridor closest to the intersection of Marquesas and Via Marina as was previously requested by the DCB. Additionally, drive aisles into the project provide framed views between the buildings to the water. Vehicle entries for guests and the public also provide pedestrian access to the waterfront promenade. These entries are located between buildings and are treated with enhanced paving and landscaped "courts" open to the Waterfront Stroll Promenade, with views through to the anchorage beyond. These view corridors and public access points provide articulated interruptions between building facades.

The apartment buildings will consist of four floors of apartment units over two levels of parking. Seventeen different floor plans, ranging in size from a one-bedroom unit with 665 square feet to the largest unit, a town home, with three bedrooms and 1,620 square feet, are offered within the community. Each unit contains a private balcony to extend each resident's living space outdoors, as well as enriched interior spaces.

The units are arranged in fingers that surround landscaped courtyards oriented toward the waterfront at each building and are raised above the street level to maximize view potential and to ensure privacy, while keeping the parking garages above the water table.

Two parking garage levels are located below the four levels of residential units. Parking for apartment residents, their guests and the anchorage boaters is segregated among these three user types, minimizing congestion and offering security for residents within the two-level garages through the use of security gate enclosures provided at both levels. Per previous Board comments that the garage was too high, Applicant's design team has lowered the garage plinth height and, consequently, the building height by five feet, as far as is possible in consideration of water table and site constraints. The boater anchorage parking is provided at grade level within the garage at Building 3. All parking garages are screened from the street with landscaped planters and from the promenade with vine pockets.

Located within the garage space are the street-level entries into each building. Building 3 contains the Leasing Center, which is the first element visitors and prospective tenants will experience and thus sets the standard for design and materials quality found throughout the project.

The Community Amenity area, also located in Building 3, overlooks the waterfront and offers residents the special amenities and features intended to reflect the luxurious marina lifestyle available at Neptune Marina. Various activity areas, which potentially will include a media theater, residents lounge, game room with kitchen, business center, conference room, and fully equipped fitness center, will give residents the opportunity to interact in a variety of social activities.

Exterior amenities for apartment residents will include lush landscaped courtyards and the landscaped pool and deck area, as well as the promenade and nearby wetland park on the southerly portion of adjoining Parcel 9U.

- Promenade

The Waterfront Stroll Promenade will be designed using the requirements set forth in the *Draft Design Guidelines "The Marina Walk – Marina Del Rey's Waterfront Promenade"*, January 1998. Additionally, the design will incorporate suggestions from the draft *Marina del Rey Urban Design Guidelines*.

The orientation of the apartment buildings provides arrival courts decorated with paver and tile accents and landscaped walls. The resulting design allows for pedestrian-oriented public access to the waterfront promenade and for tenant access to the new boaters' facilities and the anchorage through the arrival courts. Additional public access to the promenade will also be made through the pedestrian paths on both sides of the proposed Parcel 9U public park. The promenade will integrate Neptune Marina to the east, with the adjacent Espirit-I apartment and anchorage development (Parcel 12), and to the south, with the Woodfin Suite Hotel development and wetland park (Parcel 9U).

- Landscape Character

The landscape character throughout the project is designed to provide a pedestrian scale and sense of place, as well as a unique identity for the development. The landscaping along the waterfront promenade will consist of plant materials compatible with southern California's coastal plant community. The character of the surrounding street scenes and medians will include taller palm trees to reinforce the existing street theme and provide visual continuity. Plant materials in these areas will be compatible with native wetland plants that are intended to assist in the pretreatment of storm water runoff. The street scene landscape will buffer the architectural massing. Plant materials will be layered with a hierarchy of textures and colors with an emphasis on building entries and drop-off areas. Each building features a series of courtyards to create both gathering spaces for the residents and open views to the Marina.

- Anchorage Improvements

Current State of California Department of Boating and Waterways (DBAW) guidelines for slip widths and federal requirements for Americans With Disabilities Act (ADA) compliance through the addition of an ADA-compliant gangway and ramp system, the new marina will reduce the number of slips from the current 184 to 161, and the existing 14 end-ties will be replaced with 13. A transient dock with a sewage pump-out facility will also be provided, which will also provide for a water shuttle stop. The change from 184 to 161 boat slips equates to a 12.5% reduction. In addition to the decrease in the number of slips, the total lineal footage of slip space decreases slightly from 5,494 to 5,132 lineal feet (lf). A by-product of reduced slip numbers is a minor increase in the average slip size from 29.86 lf to 31.88 lf. -In order to cater to owners of smaller boats, 86% of the proposed boat slips will be 35 feet or less. To summarize these proposed changes, Applicant has provided the following table showing the proposed changes to the anchorage configuration:

**NEPTUNE MARINA
 ANCHORAGE CONFIGURATION**

Boat Slip Sizes	Existing		Proposed		Variance
	#/Size	%	#/Size	%	
24	12	7 %	9	6 %	
26	65	35 %	3	2 %	
28	10	5 %	10	6 %	
30	50	27 %	72	45 %	
32	2	1 %	5	3 %	
34	24	13 %	40	25 %	
38	2	1 %	1	1 %	
40	18	10 %	21	13 %	
60	1	1 %	0	0 %	
Total Boat Slips	184	100%	161	100%	-12.5 %
Ave. Slip Size	29.86		31.88		6.8 %
Total LF	5494		5132		-6.6 %
Slips: 35' or less		89%		86%	

Conclusion

The Department believes Applicant has appropriately addressed the project issues relating to building height, circulation, massing, visual impact and view corridor and has been responsive to the concerns and suggestions of your Board relating to the site's proven environmental constraints and the project's design and operation.

As modified, the proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*. The project is designed as a landmark property on the waterfront in Marina del Rey. The Department believes this project, along with the preservation of the adjacent wetland park (developed and maintained with private funds), the provision of public transient boating facilities, and the adjacent visitor-serving resort hotel, will be positive additions to the neighborhood and a unique gathering place for residents and visitors to Marina del Rey.

The Department recommends APPROVAL of DCB #04-014-B, as revised and resubmitted.

SW:JJC:s

Enclosure



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Design Control Board Review DCB #04-014-B

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

- PARCEL NAME:** Neptune Marina Apartments and Anchorage
- PARCEL NUMBERS:** 10 & FF
- REQUEST:** Further consideration of redevelopment.
- ACTION:** Approved, per the submitted plans on file with the Department.
- CONDITIONS:**
- 1) The existing vernal wetland be protected and restored and not be damaged or converted to a tidal wetland;
 - 2) The plinth area, particularly on the promenade side, receive further study by the architect vis-a-vis improved articulation, planters be scaled down at ground level and explore having additional openings into the parking area;
 - 3) Upon return, the projects' waterside design should be shown, including the transient boat slips and promenade;
 - 4) The applicant should return with more information about contributions being offered to the boating program, including the use of the facilities;
 - 5) The applicant must return for final approval of colors, landscaping, fenestration, and building materials;
 - 6) The applicant must return if the replacement parking for Parcel FF cannot be appropriately provided; and
 - 7) The applicant must return for project reconsideration in its entirety if there are any changes in the interpretation of the wetland that affect the project's design.
- MEETING DATE:** June 29, 2006
- DEPARTMENT NOTE:** This Design Control Board review has been prepared directly from the meeting tape.



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Design Control Board Review DCB #04-014

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

PARCEL NAME: Neptune Marina

PARCEL NUMBER: 10 & FF

REQUEST: Consideration of demolition of Neptune Marina apartments (136 units) and anchorage (184 slips plus 14 end ties) and construction of 526 apartment units, 161 boat slips, 13 end-tie spaces, and a transient dock with a sewage pump-out facility.

ACTION: Conceptually approved with conditions.

CONDITIONS: Conditioned upon the determination by the appropriate jurisdictional agencies and governmental bodies of the wetlands designation.

- 1) All design details must be consistent;
- 2) The garage lacks transparency and is too dark and too high. The Board requires the applicant to redesign and create the plinth consistent with moderne style and colors;
- 3) The applicant must look at creating the maximum water view along the view corridors; and
- 4) The development of Parcel FF and the diamond-shaped building are dependent upon the successful development of the park.
- 5) Post-entitlement, the applicant will return with materials, colors, fenestration, landscape, signage and all the issues that are typically addressed by the Board. The Board will also be looking for more "Marina friendly" materials that are expressive of the Marina environment and less commercial.

MEETING DATE: August 19, 2004 & October 21, 2004



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

December 10, 2009

TO: Design Control Board
FROM: *[Signature]* Santos H. Kreimann, Director

SUBJECT: AGENDA ITEM 6A – BOARD REVIEW APPROVAL PROCESS

During the November 19, 2009 meeting, your Board requested staff to include an item on the December agenda to discuss the streamlining of the Board Review approval process. Currently, staff prepares a Board Review summarizing the Board's action including any conditions of approval. The Review is included in the agenda of the following meeting for Board approval.

In order to streamline the Board Review approval process, staff suggests the preparation of the Board Review immediately following the Board's action and the Board can then approve the Review later during the same meeting. Applicants would not have to wait until the next meeting for Board Review approval and therefore could seek Regional Planning Department approval sooner. The Board can elect to have the more complex Board Reviews processed under the current method.

SHK:cm



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December 10, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director
Gary Jones for

SUBJECT: **AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 7A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and canopies. Since our last report, the Department issued the following permit, a copy of which is attached:

TP #09-024-Ext 30-day extension to continue to mount one banner at The Organic Panificio. The banner is permitted through December 20, 2009.

SHK:CM

Attachment



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November 18, 2009

Joe Williams
Shovelt! Productions
3475 Clarington Ave. #209
Los Angeles, CA 90034

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY SIGNAGE AT THE WATERFRONT RESTAURANT (PARCEL 33)
(TP 09-024-Ext)**

Dear Mr. Williams:

By means of this letter, The Waterfront Restaurant is granted a 30-day extension to continue to mount one banner at its premises located at 4211 Admiralty Way.

The original permit allowed the banner through November 20, 2009. This extension permits the banner through December 20, 2009. The banner must be removed by noon on December 21, 2009. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any questions, please contact Cesar Espinosa at (310) 305-9530.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE
cc: Wayne Schumaker
Mark Spiro
Ken Edson
Seth Curtiss
Lynn Atkinson
Stephen Nguyen



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December 10, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Gary Jones for*
Santos H. Kreimann, Director

SUBJECT: **ITEM 7B - ONGOING ACTIVITIES REPORT**

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On November 10, 2009, the Board of Supervisors approved a recommendation to enter into an agreement for Parcels 52 and GG that extends for up to a maximum of 36 months the period for the proposed lessee (Boat Central) to complete the entitlement process for its proposed development of a boat storage facility and provides assurances to Boat Central that the County will not engage in negotiations for the development or lease of the property with other parties as long as Boat Central complies with its agreement obligations. However, Boat Central no longer has an option for a lease agreement, which will only be considered after its compliance with California Environmental Quality Act (CEQA) requirements.

REGIONAL PLANNING COMMISSION'S CALENDAR

On December 2, 2009, the Regional Planning Commission (RPC) discussed a Project Status Report on the Marina del Rey Local Coastal Program (LCP) Map and Text Amendment. The status report was prepared in response to RPC's inquiry regarding current and future projects that may impact public parking lots in Marina del Rey. The intent of this status report was to identify which public parking lots in the Marina may be impacted by development projects that are part of the LCP Map and Text Amendment and to provide an update for the RPC on the current and future public parking needs that have been analyzed by the Department of Beaches and Harbors for the Marina del Rey area of the County of Los Angeles. Informally, we have learned that Commissioners thought the presentation was very helpful and enhanced their understanding of what is contemplated for the Marina's lots.

On December 16, 2009, the RPC will hold the continued hearing for the proposed projects on Parcels OT (Oceana Retirement Facility) and 21 (Holiday Harbor).

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

County staff continues to work on the response to the Coastal Commission's Local Coastal Program Periodic Review recommendations and findings, which is due on April 29, 2010.

Design Control Board
Item 7B - Ongoing Activities Report
December 10, 2009
Page 2

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission minutes for the July and September 2009 meetings are enclosed. The November 2009 meeting minutes have not yet been approved by the Commission.

MARINA DESIGN GUIDELINES UPDATE

Staff is discussing minor revisions of the Design Guidelines as to the Streetscape chapter.

REDEVELOPMENT PROJECT STATUS REPORT

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's website (marinadelrey.lacounty.gov).

SHK:CM
Attachments (3)

**SMALL CRAFT HARBOR COMMISSION MINUTES
JULY 8, 2009**

Commissioners: Russ Lesser, Chairman, Dennis Alfieri, Vice-Chairman (excused), Vanessa Delgado, Commissioner, Albert Landini, Ed.D., Albert DeBlanc, Commissioner (un-excused)

Department of Beaches and Harbors: Santos Kreimann, Director, Paul Wong, Chief of Asset Management Division, Dusty Crane, Chief of Community and Marketing Service Division

County: Michael Tripp, Principal Planner Special Projects, Sergeant Escamillas and Deputy Rochford, Sheriff's Department

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 9:35 a.m. followed by the pledge of allegiance.

Approval of Minutes:

Jon Nahhas commented that dialog was missing from the May 13, 2009 meeting, Item 5b, that should be included in the minutes. He submitted a written note to be attached to the minutes. Chairman Lesser asked the commission for approval and asked the Director if Mr. Nahhas' note could be added to the minutes. The Director stated that if the note is accurate it could be added. Chairman Lesser asked for a motion to approve the May 13 and June 10, 2009 minutes. Commissioner Delgado moved and Commissioner Landini seconded. The motion was unanimously approved.

Item 3 – Regular Reports

Sergeant Escamillas discussed the Crime Statistics Report and commented that there was nothing significant to report. He said that a summer enforcement team, which consists of a four person team and a sergeant, is now operating and doing surveillance in Marina del Rey.

Chairman Lesser asked that the quarterly report be submitted for the next meeting.

Deputy Rochford discussed the Liveboard Report.

Dusty Crane reported on the Special Events. She discussed the Marina del Rey Summer Concert Series, Marina del Rey Movie Nights, Marina del Rey WaterBus, Marina del Rey Fourth of July Fireworks, and the Beach Events. She discussed that on June 1, 2009, a Community meeting was held and several good ideas were recommended for the park.

Jon Nahhas stated that he enjoyed the July 4th events and would like see the event showcased including a better reach out to more people in the community.

Carla Andrus commented on the liveboard status.

Item 4a - FOLLOW-UP RE MARINA DEL REY SLIP SIZING STUDY AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY

Paul Wong stated that the Slip Sizing Study and Slip Pricing and Vacancy Study were on the Commission's agenda of March 11, 2009, April 8, 2009 and May 13, 2009. On June 10, 2009 the Commission took no action due to the lack of a quorum. He said both consultants have completed their review of the public comments and updated their respective study reports to incorporate their responses.

Santos Kreimann stated that he met and discussed the reports with Commissioner Alfieri and he now has a good understanding of the reports. He asked that the Commission endorse the reports so it can be forwarded to Regional Planning so that they can forward their recommendation to the Coastal Commission.

Nancy Marino asked that this be rejected because the slip vacancy report is meaningless in the context of Marina Redevelopment. She said slips that are derelict and not leasable should not be included as well as vacant slips and slips that have arbitrary conditions placed on them other than seaworthiness requirements or footnoted in the report. Lastly, she asked why Esprit I was not included in this study.

Jon Nahhas said this deserves public participation. He said he has asked Director Kreimann for a list of people who participated in this study. He commented that this does not add up-having this report done in one month.

John Rizzo commented on the way pricing is done and commented on control pricing. He said about six months ago he gave Mr. Kreimann a folder with documents showing how price control was previously carried out in Marina del Rey.

Don Kinney, regional portfolio manager of the Essex Trust, commented on the content of a letter submitted by Gerry Kelly and said that they had their own market survey done in 2007 by an independent consultant Dornbusch and findings were similar. Vacancies have remained longer and smaller slips are widely available. He said they have not increased the rent of any of slips smaller than 40 foot or below. They have offered decreases to keep people, and offered incentives of up to \$1,000 in signing bonus to fill the slips. Lastly, he said they are advertising on Craigslist, the Argonaut, the Apartment Rental Magazine and company website.

Chairman Lesser said that he did research on Dornbusch Associates and the entity has no relationship with Los Angeles County. Their research is almost identical with the study done by the County.

Andy Bassett said the Commissioners knew that the slip sizing and pricing study are lies. He said important data and marinas have been left out of the study and that this is an injustice to the public.

Carla Andrus said the Commissioners are not doing their job and should have been finding the leases in default several years ago and that this is their responsibility. She said docks and small boating is being eliminated based on a trend. She complained about the living conditions at Holiday Harbor and concluded that this is a total violation of public trust.

Chairman Lesser asked Mr. Kreimann to look into the alleged violations Ms. Andrus mentioned at Holiday Harbor and to report back to the Commission.

Santos Kreimann commented that this study has been online since March 2009 and the public has plenty of opportunity to comment. He said he has not been provided with any alternatives or constructive information and has only received public attacks on this study. He said he is trying to accomplish a balance between small, medium and large boaters to provide small boater with alternative ways to help move their boats out of the water and for a less expensive way to store their boats on dry stack storage.

Commissioner Landini said the data is overwhelming and the category for boat slips are not consistent. The division line breakpoint is 29 feet. He said the accounting of the boat slips will defer overtime and asked where will they go as well as the parking spaces. He would like a statement of what their vote will do.

Santos Kreimann said it is not for the existing leases. Rather it's a planning guide for future renovation as the anchorage comes in to be renovated.

Vice-Chairman Delgado said there has been ample time since March for the community input and comments and said this has been accomplished. She said comments were received; oral communications have been heard, and believes the comments were helpful and that a decision should be made today.

Santos Kreimann said there is a trend for larger and wider slips and the notion to eliminate slips in order to intensify the landside development is not true. He said a balance has to be done to see what will work in 30 to 40 years and that both studies show a very good foundation. He said this will be transmitted in their response to Regional Planning.

Chairman Lesser asked for a motion to approve the Slip Sizing Study and Slip Pricing and Vacancy Study. Commissioner Landini stated that Mr. Kreimann should review the comments made by Commissioner Landini and asked that a policy be formulated when the documents are submitted to the Board of Supervisors. Commissioner Landini moved to endorse the studies and Vice-Chairman Delgado seconded. The motion was unanimously approved.

Item 4b – Dock Reconfiguration Plan for Chace Park Peninsula

Paul Wong gave an overview of the report.

Santos Kreimann said that this plan was developed with the public in mind and listened to the rowers and paddlers to see what they wanted to see at Marina Beach and at Chace Park. He is trying to provide a boating experience here for people who want to rent a sailboat or kayak to learn. This plan provides a unique opportunity for the County to provide and expand their public access to the water by providing a large dock at Parcel 77. He concluded that comments from Santa Monica Yacht Club was solicited. They have reviewed the plan and gave very important input.

Chairman Lesser, Commissioner Landini, Paul Wong and Santos Kreimann had a discussion relating to the redesign and loss of boat slips.

Santos Kreimann explained that currently the Marina Beach rowers' facilities are not ideal. The boathouse is in the process of being reconfigured and that particular facility has showers, lockers and a lot of amenities that the rowers and boaters do not have at Marina beach.

Nancy Marino said the public park plan is an abomination to the Coastal Commission's recommendation that there be not any reduction of the number of slips under 35ft.

Jon Nahas commented on ADA Compliance and DBAW Standards.

Andy Bassett said this dock reconfiguration plan showcases what can be achieved by government and developers through greed and corruption. He said every redevelopment has been to take away parking to use the land for other landside development to make more money.

William Vreszk commented on dry stack storage and busy crowded holidays, such as the fourth of July. He also stated fears of power boats getting stuck or damaged.

Tim Riley asked the County to consider increasing the amount of commercial operation opportunities. He commented on ways to increase small boat slips in Burton Chace Park.

Santos Kreimann commented that he doesn't believe it is appropriate to cross pollinate a commercial venture with a public amenity.

Carla Andrus said small boats have been discouraged. Burton Chace Park and Holiday Harbor should encourage small boaters.

Santos said the plan that is being proposed meets the standards that are developed in the slip mix study.

Chairman Lesser said this will be held over to the next meeting for commercial concept and input from the yacht club.

Item 5a – Department Fee Revisions and New Fees

Elayne Doucette gave an overview of the proposed fee revision and creation of new fees, which will apply to both Marina del Rey and various beaches. The proposed increases are based upon recent surveys and cost analyses.

Chairman Lesser commented on some of the proposed increases. He said he understood that the County is in need of funding, but people are hurting for money as well. He believes the public should have affordable access to the beaches.

Commissioner Landini commented on the parking ticket machines and said the tickets should be printed on both sides.

John Rizzo commented on the beach access and stated that it is cut off from the public.

Chairman Lesser asked Santos Kreimann to research who owns the land between beach and Ocean Front Walk. Santos Kreimann replied that he was still doing research and would have the information available at the next meeting.

Vice-Chairman Delgado asked was there a reason the prices have to be increased this year, given the economic crisis.

Santos Kreimann said the Chief Executive Office requested the whole county, including Beaches and Harbors to look at all fees.

Chairman Lesser commented that at this economic time he would be opposed to raise any fees to discourage access to the beaches.

Jon Nahhas opposed to raise any fees. He commented that Mr. Kreimann wants to reconfigure parking lots NR, IR and GR and propose new developments. He stated the Mr. Kreimann, by doing this, can show the Coastal Commission that these parking lots are not being used.

Nancy Marino is also opposed to raising any fees.

Vice-Chairman Delgado asked would there be cuts in other areas if this is not approved.

Santos Kreimann said Beaches and Harbors' budget does not include the increased revenue and the Department continues to give back to the general fund.

Chairman Lesser motioned that no fees that adversely affect the cost of going to the beach or staying or coming and parking in the marina be raised at this economic time.

Santos advised Chairman Lesser to direct Beaches and Harbors to provide a letter to the Board of Supervisors Office.

Chairman Lesser requested a motion to oppose the new fees and that Beaches and Harbors provide a letter to the Board of Supervisors. Vice-Chairman Delgado moved and Commissioner Landini seconded to oppose the new fees.

Item 6 – Staff Reports

Paul Wong gave an overview of the Board actions on items relating to Marina del Rey and reported on the Regional Planning Commissions' calendar; provided an update on the City's Venice Pumping Plan Dual Force Main Project, updates on the Oxford basin Project Update, Redevelopment Project Status report, Unlawful Detainer Actions and the Design Control Board Minutes.

Nancy Marino spoke about free parking for the Regional Planning Commission's field trip and the Redevelopment Status Report.

Santos Kreimann said he will make himself available to anyone who wants to meet with him.

Carla Andrus said a master plan has been asked for consisting of an overview of major areas such as Burton Chace Park and Mother's Beach.

John Rizzo commented on the Venice Pipeline project and the need for clearer signage to public parking lots and the Oxford Basin signage.

Jon Nahhas commented on the Coastal Commission meeting that the LCP Comprehensive Update that was recommended should be postponed because of six pipeline projects. He stressed the need for having public input.

Santos Kreimann said he has been completely transparent with the community. He commented that Mr. Nahhas is referring to the roadmap for processing projects that require LCP Amendments through the Coastal Commission. He said the staff met and will submit the information which was discussed for next month's meeting.

Item 7 – Communication from the Public

Nancy Marino commented and discussed issues regarding the land and public use in the marina.

Santos Kreimann stated that he will work on having a presentation conducted by the developers. He also said that they are in the process of developing the RFP.

William Vreszk commented on the vacancy rate for Esprit I. He asked about the status of Esprit II, questions relating to the Woodfin project and Dry Stack Storage.

Jon Nahhas asked for clarification relating to the RFP. He also commented on a displacement or replacement plan on how the boaters will be asked to leave.

Santos Kreimann explained the entitlement process.

John Rizzo commented on the lawsuit filed four years ago regarding the land and pricing in Marina del Rey.

Chairman Lesser adjourned the meeting at 12:30 p.m.

*A compact disk of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

**SMALL CRAFT HARBOR COMMISSION MINUTES
SEPTEMBER 9, 2009**

Commissioners: Russ Lesser, Chairman, Vanessa Delgado, Vice-Chairman (excused), Albert Landini, Ed.D., Dennis Alfieri, Commissioner , Albert DeBlanc, Commissioner (un-excused)

Department of Beaches and Harbors: Santos Kreimann, Director, Gary Jones, Deputy Director, Paul Wong, Chief of Asset Management Division, Dusty Crane, Chief of Community and Marketing Service Division

County: Michael Tripp, Principal Planner Special Projects, Sergeant Escamillas and Deputy Rochford, Sheriff's Department

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 9:35 a.m. followed by the pledge of allegiance.

Approval of Minutes:

Jon Nahhas addressed the Commission.

Chairman Lesser asked for a motion to hold the minutes over until they are corrected. Commissioner Landini moved and Commissioner Alfieri seconded. The motion was unanimously approved.

Item 3 – Regular Reports

Sergeant Escamillas discussed the Crime Statistics Report and commented about boat burglaries in the last part of July. After the arrest of an individual, the burglary rate dropped.

Deputy Rochford discussed the Liveaboard Report, which indicated 85% compliance with permits for liveaboards.

Michael Kelly addressed the Commission.

Chairman Lesser asked Mr. Kreimann if any progress was being made in filling the vacant seats on the SCHC. Mr. Kreimann reported the various districts with openings on the SCHC are working to fill the vacancies.

Dusty Crane reported on Special Events. The waterbus had 40,000 passengers in two months. Upcoming events: October 11 is 'Discover Marina del Rey Day', September 19 is 'California Coastal Clean Up' hosted by Heal the Bay, Fisherman's Village concert events are listed in the report, as is the Santa Monica movie schedule. Mr. Kreimann reminded the audience about the L.A. County Fair, to be held on September 13.

Michael Kelly spoke about issues regarding Mast Up Storage. Chairman Lesser agreed to allow Mr. Kelly to speak out of sequence in consideration for his time constraint.

John Nahhas addressed the Commission.

Item 5a - MARINA DEL REY WATER CONSERVATION - Presentation by Department of Public Works, Melinda Barrett, Water Conservation Manager

Ms. Melinda Barrett made a presentation regarding water conservation in Marina del Rey, answered questions, distributed free hose nozzles to reduce water usage, and provided a phone number 1-800-675-HELP for people to call for conservation advices and to report water wasting incidents.

Jon Nahhas, Gary Friesen, John Rizzo, Tim Riley and Captain Alex Bacian addressed the Commission.

Mr. Kreimann informed the Commission about the Department's water conservation effort implemented prior to the mandatory water conservation requirement.

Item 5b – Marina del Rey Waterline Replacement Project - Presentation by Department of Public Works, Melinda Barrett, Water Conservation Manager

Ms. Barrett made a presentation regarding waterline replacement in Marina del Rey.

John Rizzo addressed the Commission.

Chairman Lesser commented on using recycled water in Marina del Rey.

Item 5c – Revised Calendar

The Department of Beaches and Harbors proposes to change SCHC meeting scheduled for November 11, which is Veteran's Day, to November 18.

John Nahhas addressed the Commission.

The November meeting is changed to November 18, 2009, starting 9:30 a.m. Chairman Lesser also asked that night meetings be planned for 2010.

Item 6 – Staff Reports

Mr. Kreimann highlighted the following items in the Staff Reports:

Mr. Gary Jones was appointed to the position of Deputy Director.

The Board of Supervisors considered and approved the Roadmap for Marina del Rey Local Coastal Program Amendment.

The Department of Regional Planning has two hearings scheduled: one meeting will be held on October 14, 2009, for the Woodfin Hotel project and the Neptune Marina Legacy Apartments, and the other is scheduled on October 21 to discuss the Oceania Retirement Facility and the Parcel 21 project.

The Department of Beaches and Harbors is working with the Department of Public Works on the Oxford Basin project. A presentation is scheduled on September 23 from 6 to 8 p.m., in Marina del Rey.

The Department researched the ownership of the land between Ocean Front Walk and the beach; the City of Los Angeles owns two parcels and the State of California owns one parcel.

The Department received excellent comments from the public meetings held regarding the Request for Proposals (RFP) for Parcels 49 and 77, which will be incorporated into the final RFP.

John Nahhas addressed the Commission.

Chairman Lesser stated the SCHC went on record not to increase fees in Marina del Rey due to the state of the economy and asked to see a chart showing the old rates against the new rates; and, the issue of opening up the land in front of Ocean Front Walk should remain in focus and should remain on future agenda.

Item 7 – Communication From the Public

William Vreszk, John Nahhas, Gary Friesen and John Rizzo addressed the Commission,

Commissioner Alfieri commented on the waiting list for mast up storage and associated issues.

Chairman Lesser adjourned the meeting at 11:50 a.m.

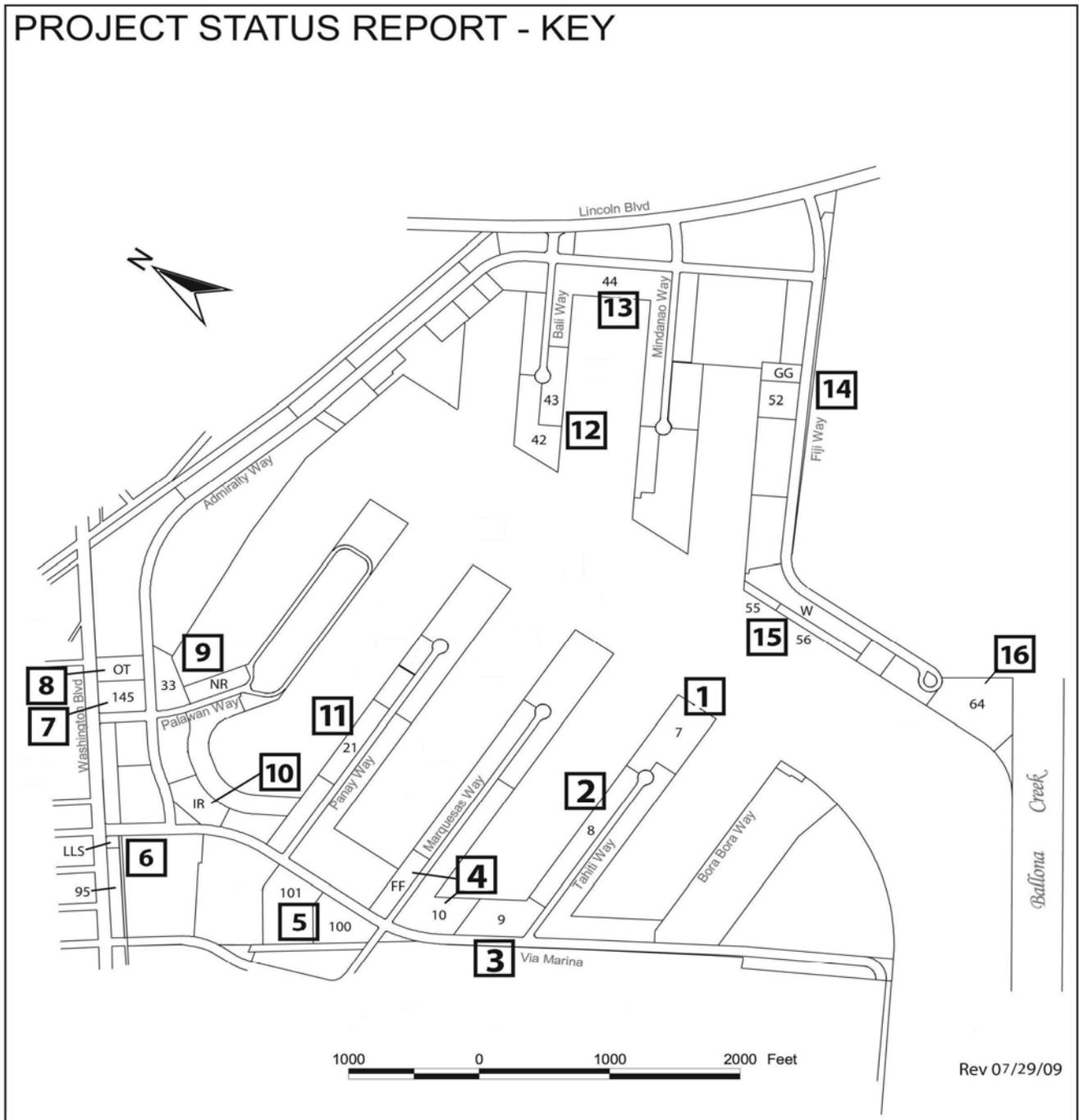
*A compact disk of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

**Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of December 10, 2009**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Building refurbishment and relocating landside boating facilities * Docks will not be reconstructed at this time	Parking -- Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- Term sheet initiated on 9/29/09 Regulatory -- Initial Study received by Regional Planning in May 2009	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building refurbishment, no new construction * Docks will be reconstructed	Massing -- Two 43' tall 3-story residential buildings over parking Parking -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet approved by BOS August 2008; lease extension option approved by BOS 12/8/09 Regulatory -- DCB continued from July 2008 with concept approval August 2008. Site Plan Review application filed with DRP on 12/4/08. The 30-day public review period of the MND ends 11/9/09	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story, 360-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, approved in concept June 2006; Regional Planning application filed November 2006; RP Commission continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to item returning to the Commission on 2/3/10; anticipated DCB review on 12/17/09	Timeshare component Wetland Variance for enhanced signage and reduced setback adjacent to waterfront promenade
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB initial hearing May 2006, approval in concept June 2006; Regional Planning application filed November 2006; RP Commission continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to item returning to the Commission on 2/3/10; anticipated DCB review on 12/17/09	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and to transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plancheck application filed	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant	Massing -- To be determined Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis/ Mike Barnard	* Complete refurbishment	Massing -- 40' existing and proposed max height Parking -- To be determined	Proprietary -- Term sheet under negotiation Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by Regional Planning May 2009	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006. DEIR public review period from 9/3 - 10/19/09. RP Commission continued the project during the 10/21/09 hearing to 12/16/09	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	33/NR -- The Waterfront	Ed Czucker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008, then December 2008 where it was continued	LCP amendment to add Residential V and a Mixed Use Overlay Zone to Pcl 33, and rezone NR from parking to Visitor Serving/Commercial with a Mixed Use Overlay Zone. Parking permit to allow some replacement public parking off site No Variance proposed
10	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to rezone site from Parking to Hotel Parking permit to allow some replacement public parking off site.
11	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006. DEIR public review period from 9/3 - 10/19/09. RP Commission continued the project during the 10/21/09 hearing to 12/16/09 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued.	LCP Amendment to transfer parking from OT to 21 CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
12	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis/ Mike Barnard	* Complete refurbishment and dock replacement	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	No Variance proposed
13	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed (259.73 required) Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet under negotiation Regulatory -- Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review	Shared Parking Agreement No Variance proposed
14	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Sheriff boatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application filed December 2008. Screencheck Draft EIR received July 2009.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures be within 15 ft. of bulkhead
15	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
16	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete refurbishment	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued item from July 2006 and approved a redevelopment concept October 2006. Regional Planning application filed December 2006. Project has changed. Refurbishment rather than redevelopment now proposed. Initial study filed with DRP in May 2009.	No Variance proposed

Note: Height information for projects will be shown as information becomes available.

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service

December 10, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director
Gary Jones for

SUBJECT: **AGENDA ITEM 7C - MARINA DEL REY & BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

47th Annual Holiday Boat Parade

Saturday, December 12

6:00 p.m. – 8:00 p.m.

Fireworks kicking off the start of the parade will be shot off the south jetty at 5:55 p.m. Beautifully lighted and decorated boats will participate in this annual event that is free to the public. The theme of this year's parade is "Christmas In Paradise", and boat owners will compete for numerous prize packages.

Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village, located at 13755 Fiji Way, where spectators can see and hear the parade free of charge.

Parking is free in all County lots throughout Marina del Rey from 3:00 p.m. until midnight.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit website www.mdrboatparade.org

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC

All concerts from 1:00 p.m. – 4:00 p.m.

Saturday, December 12

Floyd & The Fly Boys, playing Soul

Sunday, December 13

2AZZ1 Body & Soul Band, playing Smooth Jazz

Saturday, December 19

Friends, playing Rhythm & Blues

Sunday, December 20
LA Blues Caster, playing Blues, Rock & Jazz

Saturday, December 26
LA CAT, playing Reggae

Sunday, December 27
Susie Hansen Latin Jazz Band, playing Latin Jazz

For more information call: Pacific Ocean Management at (310) 822-6866

BEACH EVENTS

Sand Snowman Contest

Hermosa Beach Pier
Saturday, December 12
9:00 a.m. to 12:00 p.m.

The weatherman says it's nothing but Sand! Sand! Sand! Bring your family and friends, shovels, scarves and mittens, because, in Hermosa Beach, they are making SAND SNOWMEN!

This unique holiday tradition is open to all ages and abilities. Come early and mark your spot for the best Sand Snowman! Join in holiday games and trivia.

Event takes place north of the Hermosa Beach Pier at the shoreline and check-in begins at 8:45 a.m., with sand sculpting beginning at 9:00 a.m.

For more information call: The Community Resources Department at (310) 318-0280

New Year's Eve Celebration

Hermosa Beach Pier
Thursday, December 31
8:00 p.m. – 12:15 a.m.

Ring in the New Year beachside! The City of Hermosa Beach welcomes you to Pier Plaza for a live New Year's Eve musical performance. The concert is free.

For more information call: The Community Resources Department at (310) 318-0280